

HUD Income Limits Calendar 2015

Household Size	(5) HOME 30% of median income	(1) CDBG 30% of median income	(1) CDBG 50% of median income	(5) HOME 60% of median income	(2) CDBG Moderate Income: 80% of median income	(4) 80% of median income	(4) 95% of median income	(4) 100% of median income	(4) 110% of median income	(4) 120% of median income	(3) Inclusionary 80% Ownership limits	(3) Inclusionary 100% Ownership limits	(3) Inclusionary Rental Limits (70% AMI)
1 person	20,700	20,700	34,500	41,400	48,800	55,150	65,500	68,950	75,850	82,750	55,150	68,950	48,250
2 persons	23,650	23,650	39,400	47,280	55,800	63,050	74,850	78,800	86,700	94,550	63,050	78,800	55,150
3 persons	26,600	26,600	44,350	53,220	62,750	70,900	84,200	88,650	97,500	106,400	70,900	88,650	62,050
4 persons	29,550	29,550	49,250	59,100	69,700	78,800	93,600	98,500	108,350	118,200	78,800	98,500	68,950
5 persons	31,950	31,950	53,200	63,840	75,300	85,100	101,050	106,400	117,000	127,650	85,100	106,400	74,450
6 persons	34,300	34,300	57,150	68,580	80,900	91,400	108,550	114,250	125,700	137,100	91,400	114,250	80,000
7 persons	36,650	36,730	61,100	73,320	86,450	97,700	116,050	122,150	134,350	146,550			
8 persons	39,050	40,890	65,050	78,060	92,050	104,000	123,500	130,000	143,000	156,000			

(1) Issued by HUD effective March 6, 2015, and calculated in accordance with the IRS guidelines for consistency with HOME & LIHTC Programs.

(2) Income limits provided by HUD - March 6, 2015.

(3) Incomes set by the BRA for 2015.

(4) Incomes calculated based on the HUD published median income for a family of four in the Boston area, adjusted for family size and rounded to nearest 50.

(5) Issued by HUD effective June 1, 2015, and calculated in accordance with the IRS guidelines for consistency with HOME & LIHTC Programs.

Monthly Rent Limits											
Bedroom Size	HOME Homeless Set-Aside (30% of median)	(1) Low HOME (50% of median)	(1) High HOME (65% of median)	(7) DHCD LIHTC (50% of median)	(7) DHCD LIHTC (60% of median)	(2) CDBG (50% of median)	(2) CDBG (80% of median)	(3) Section 8 FMR	Section 8 110% of FMR	(5) Inclusionary Rent Limits (70% AMI)	(6) Maximum Rent 120% NSP Limits
SRO	388	647	836			647	915	803	883		1,551
0 BR/Ent.	518	862	1,114	862	1,035	863	1,220	1,071	1,178	1,068	2,068
1-BR	554	923	1,194	923	1,108	863 -	985 1,220 -	1,395	1,196	1,316	2,216
2-BR	665	1,108	1,436	1,108	1,330	985 -	1,231 1,395 -	1,743	1,494	1,643	2,660
3-BR	769	1,280	1,650	1,280	1,536	1,109 -	1,429 1,569 -	2,023	1,861	2,047	3,073
4-BR	916	1,428	1,821	1,428	1,714	1,330 -	1,626 1,743 -	2,301	2,023	2,225	3,428
5-BR	946	1,576	1,991	1,576	1,892	1,429 -	1,626 2,161 -	2,301	2,326	2,559	3,782

(1) As issued by HUD, effective June 1, 2015

(2) As issued by City of Boston affordable rent statement

(3) As issued by HUD effective 10/1/14

(5) as set by BRA dated 2015

(6) Maximum NSP Rents at 120% AMI

(7) As issued by HUD effective 3/6/15. For units in service prior to 3/6/15, use calculator at <http://www.novoco.com/tenant/rentincome/calculator/z2.jsp>

Utility Allowance - BHA Leased Housing Division, Effective 6/1/15								
		SRO/0 BR	1BR	2BR	3BR	4BR	5BR	6+BR
Gas Heat	Single Family	31/41	56	66	84	95	110	127
	Duplex, 3 Decker	29/38	48	64	80	93	106	122
	Garden, Row/Townhouse	23/31	41	56	70	85	98	113
	Elevator/Highrise	24/32	36	43	52	55	69	79
Oil Heat	Single Family	76/101	137	165	207	235	273	314
	Duplex, 3 Decker	70/93	120	159	197	231	263	302
	Garden, Row/Townhouse	58/77	103	139	173	210	244	280
	Elevator/Highrise							
Electric Heat	Single Family	56/74	100	120	151	171	199	228
	Duplex, 3 Decker	51/68	87	115	143	168	191	220
	Garden, Row/Townhouse	42/56	75	101	126	153	178	204
	Elevator/Highrise	38/51	63	76	94	117	136	157
Water Heat	Gas	5/7	9	12	15	19	20	23
	Oil	12/16	20	27	34	42	45	52
	Electric	14/18	23	31	39	48	52	60
Water Use	Tenant Paid	49/65	93	122	158	179	208	235
	Gas Oven	5/6	7	10	12	15	16	18
Cooking	Electric Oven	11/14	18	23	29	36	39	45
	Lights & Appliances	35/47	60	80	99	123	133	152
	Refrigerator	3/4	4	4	5	5	6	6
	Range	3/4	4	5	5	6	6	6

BRA: Inclusionary Development Price Limits 2015

	Income	0 BR	1 BR	2 BR	3 BR	4BR
	80% AMI	\$144,400	\$173,900	\$203,600	\$233,000	\$262,700
	100% AMI	\$188,700	\$225,700	\$262,700	\$299,700	\$336,700

HOME Purchase Price/Value Limits

	Suffolk	1 Living	2 Living	3 Living	4 Living	Last Updated
	Existing	357,000	457,000	554,000	686,000	4/13/2015
	New	357,000	457,000	554,000	686,000	

Home Per Unit Subsidy Caps: Based on High Cost % effective 3/17/15

	0 BR & SRO's	1 BR Unit	2 BR Unit	3 BR Unit	4+ BR Unit
Boston	\$137,362	\$157,466	\$191,477	\$247,709	\$271,908